

Small Bay Industrial  
Short-term  
// 3,007 SF

# FOR SUBLEASE

1925 39 Ave NE, Bay 2, Calgary, AB



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# PROPERTY HIGHLIGHTS



- 3,007 square foot industrial bay situated in a convenient location near the intersection of 19 Street NE and 39 Avenue NE
- Inviting front reception area with two private offices and two washrooms
- Secure, fenced building complex
- LED lighting in the warehouse
- Easily accessible from major thoroughfares such as McKnight Boulevard NE, 32 Avenue NE, Barlow Trail NE, and Deerfoot Trail NE
- Ideal for small-scale industrial operations
- **Head Lease wrap option available**

## PROPERTY OVERVIEW

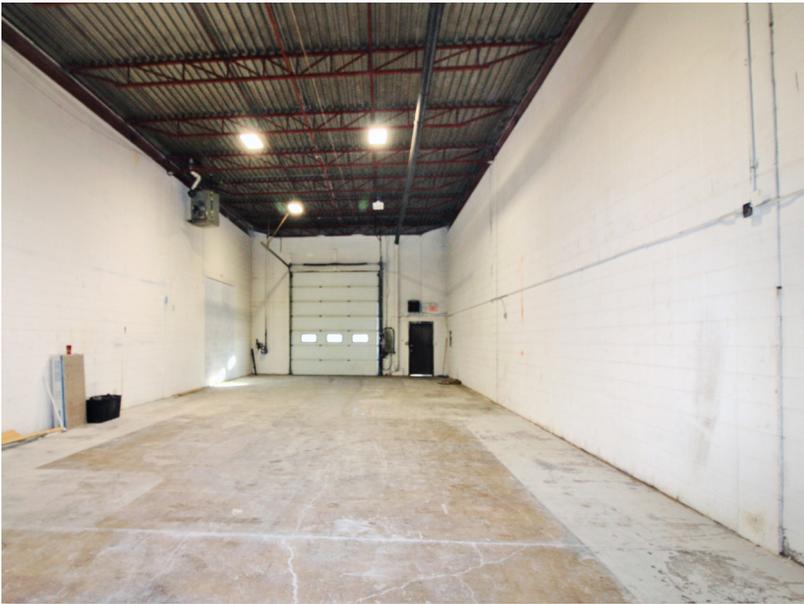
<b>Address:</b>	1925 39 Ave NE, Bay 2
<b>District:</b>	South Airways
<b>Zoning:</b>	Industrial General (I-G)
<b>Year Built:</b>	1980
<b>Total Square Footage:</b>	3,007 SF
<b>Site Area:</b>	0.59 Acres
<b>Clear Height:</b>	20'
<b>Loading:</b>	1 Drive-in (12'w x 14'h)
<b>Power:</b>	100 Amps (TBV)
<b>Net Rent:</b>	Contact Agent
<b>Availability:</b>	Immediate



# INTERIOR FEATURES // 1925 39 Ave NE, Bay 2



Features:  
// Top images are of the office space.



// Bottom images of shop.

# LOCATION

Located in NE Calgary, South Airways Industrial district, with convenient access to major thoroughfares for shipping and distribution.



## Nearby Amenities

Easy accessibility & close proximity to:

 banks & financial services

 restaurants & fast food

 fuel / charging stations

 Prime Industrial Park location



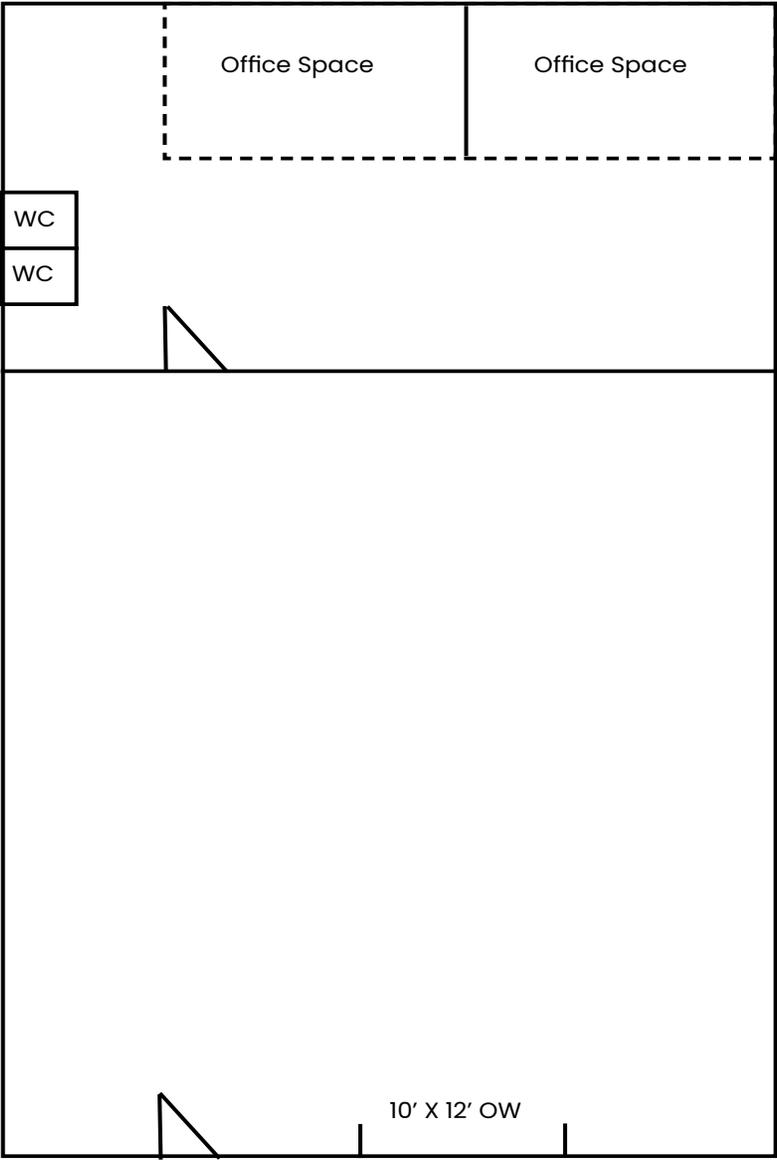
### Drive Times:

Deerfoot Trail SE: **5 minutes**  
Glenmore Trail: **18 minutes**

Stoney Trail: **15 minutes**  
Barlow Trail: **4 minutes**

Calgary Airport: **10 minutes**  
Calgary Downtown: **15 minutes**

# FLOOR PLANS



## Warehouse (main floor)

Total floor plan area is 3,007 sq ft.

\*Drawing not to scale.



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